

## REAL ESTATE NEWS.

In Spite of the Depression That Always Accompanies the Holidays. There Is a Good Demand.

IN FLATS AND DWELLINGS ESPECIALLY. Andrew Carnegie's Purchase of Two Blocks on Upper Fifth Avenue Gives a Stimulus to Property in That Region.

Just before the annual festive season all lines of wholesale mercantile business, except those which have to do with the supply of necessities and such articles as make seasonable holiday gifts, suffer from depression. That the real estate market in the past week should have been slightly inactive was to be expected. The business at the auction room suffered the most. Satisfaction is expressed generally at the character of the transactions which marked the business effected at private sale. Flats and dwellings have been in good demand and the sales of that class of property to investors have been agreeably numerous.

Upper Fifth avenue received a substantial stimulus when Andrew Carnegie secured the two blocks fronting from Ninetieth to Ninety-second street, for his announcement as a positive fact that none but high-class residential structures would be erected there gave confidence to owners of nearby property and also induced other investors to endeavor to purchase property in that neighborhood for improvement. A brisk business has also been done in store and loft properties, not only on Broadway, but on the side streets as well.

That eye to persons who make daily trips up and down Broadway or Fifth avenue, the Victoria Hotel, is at last to be reopened. It fronts on Broadway, Twenty-seventh street and the avenue, and it has been practically tenanted for upward of three years. A wise man from the West made strenuous efforts about a year ago to secure a long term lease on this property at a reasonable rental. His plan was to construct mammoth Turkish and Russian baths in the cellar and to convert the upper floors into luxurious apartments for wealthy tenants, with several large single rooms which could be hired by the day.

As an inducement to bachelors to take up residence there free use of the subterranean baths would be permitted them. The trustees of the Parson Stevens estate, which owned the property, demanded a price which was considered excessive and stipulated other conditions which were deemed impracticable of fulfillment, so the scheme was abandoned. Since then various attempts have been made to rent the property, but none of them were successful. Last Spring a plan to turn the hotel into an office building was under advisement, but it was found that there was a plentiful supply of offices in modern equipped buildings awaiting tenants, who were not arriving at all rapidly. That led to an abandonment of the scheme. The Victoria Hotel, however, is the property and the near-at-hand reopening of the Victoria as an hotel is one of the results.

An addition is to be made to the already immense building of the Siegel-Cooper Company. Yesterday the trustees, through their attorneys, Rose & Putzel, the two old buildings, on lot 50x100, which adjoin their store on Eleventh street, will have these old structures removed, and on the plot will erect an extension of the same height. The new building, which is the "Big Store," several months ago they filed plans for an additional two stories to their present structure. The careful consideration they decided to extend their business facilities on the ground and to abandon the proposed plans to build a taller building. The new addition, when completed, will give the concern a frontage on Eleventh street about equal to that which they have on Nineteenth street, and will make their structure more symmetrical.

It develops that Henry Corn is the purchaser of the Moses Taylor home, No. 122 Fifth avenue, recently sold by the Peabody estate, and further that he has secured from L. & S. Sachs the adjoining property north of it. This gives him a plot on the avenue and on Seventeenth and Eighteenth streets, comprising a plot of 20,000 square feet. The new building, which is to be put up there at an early day, will be a five-story apartment house, with a corner of Columbus avenue and Eighty-eighth street, 50,824x53. Edward V. Low, Jr., the seller, takes in part payment lots on the east side of One Hundred and Third street, between Lexington and Third avenues.

M. L. Sims has sold for \$40,000 each Nos. 16 and 28 East Seventy-sixth street, two four-story brownstone private dwellings. The same operator also sold to Donnelly Brothers No. 307 E. Eleventh street, a four-story flat, on lot 22x37.7, at something like \$45,000. Henry D. Winans & May have sold for Charles Buck No. 42 West Fifth street, a four-story dwelling (Columbia College building).

Pease & Elliman have sold for Miss Sheldon Collins No. 65 East Sixty-sixth street, a four-story and basement dwelling, lot 18x100, on plot 18x100. Henry Marks has sold for Charles Skinner a three-story dwelling on lot 17x50x100, No. 62 West One Hundred and Thirtieth street.

Lowenfeld & Prager have bought of John Voiz a four-story flat with two-story rear building on lot 35x102.5, No. 154 East Eighteenth street.

Hall J. How & Co. have sold for Mrs. Mary A. P. Draper the lot 27x70x8, on the southeast corner of the Boulevard and One Hundred and Sixth street.

L. J. Phillips & Co. have sold to the Ernest-Max-Nach Company for Mrs. Katie Cohen the plot on the east side of Kingsbridge road, 100 feet south of Emerson street, 22x41. The latter operators have sold through Leitch & Marks to Samuel Sherofsky and Elias Feldman, the northeast corner of Third avenue and One Hundred and Seventy-fourth street, 80x100. Five story stores with flats are to be put up thereon.

Cohen & Fricke have bought the old buildings on the plot 60x34, Nos. 728-732 East Ninth street. This firm also bought from Lowenfeld & Prager the old building on lot 25x38, No. 104 Orchard street.

Aaron Adler has bought the old buildings on plot 51.6x100, Nos. 37 and 39 Attorney street, and the old building on lot 24x30, No. 471 Grand street, and will replace the old structures with new.

Cohn & Newburg have bought of George Dorn the old building on lot 25x38, No. 208 Monroe street.

McVicker & Co. note among their recent leases the following: Rev. William W. Rutherford takes No. 57 East Fifty-third street; Louis Q. Jones, No. 114 West Fifty-fifth street; Frederick W. Jackson, northeast corner of Madison avenue and Sixty-first street; P. T. Barlow, No. 13 West Sixteenth street; W. Dennison Hatch, No. 117 East Thirty-fourth street; H. A. Coster, No. 606 Madison avenue; and Mrs. Cornelius H. Agnew, No. 411 East Sixteenth street.

Brewer George Ehret is having plans prepared for a two-story brick and iron covered garden, 150x200, which will cost about \$175,000. While the exact location of this proposed novel edifice is kept secret, it is generally understood that it will be erected

Model up to date Houses Ideal Location within City Limits \$3.50 to \$400 per week total cost to carry. If you want one at once or built to order in the future drop us a Postal or call and we will tell you all about them

60 & 62 Liberty st., MANHATTAN.

## Our Apartment Buving System

Means the absolute and immediate ownership of thousands of city homes for those who cannot afford to buy a whole house. Means for such people a stoppage of the awful extravagance of paying rent. Means better and happier living; more comfort; more convenience—more money in the bank.

These are specimens of the apartments we offer on the same plan by which we have already placed people in homes of their own to the value of more than \$4,000,000.

At 51 EAST 114TH ST., NEAR MADISON AVE. An apartment of five rooms and bath—can be BOUGHT—not merely rented—for about \$10 per month. Shown between 1 and 8 P. M.

At 106 WEST 110TH ST., NEAR LENOX AVE. A wide apartment of three rooms and bath—can be BOUGHT—not merely rented—for about \$30 per month. Shown all day Sunday; other days from 1 to 8 P. M.

Fuller particulars about these and other apartments to be had on similar terms—by calling or writing to NEW YORK BUILDING-LOAN BANKING COMPANY, 111 5th Ave., New York.

## FLORIDA.

FOR SALE OR TO RENT. Talleyrand Park, 12 acres in Oaks, Magnolia, Palmetto, orange, etc., on the bank of the St. Johns River, five miles water way, main dwelling, 11 rooms and four porches, furnished; tennis, stable, garage, four stalls; carriage house, dock, boat house, boat, hunting and fishing excursions from \$15,000. Rent \$1,000 for the entire season. Address H. C. WILSON, room 1018, 1123 Broadway, New York.

RENT PAYS FOR HOME. Will buy or build anywhere for you both house and lot, comparatively nothing down. Call on HENRY PALMER, 112 Park place, CLEVELAND, Ohio.

NEWARK, N. J. Three-story and extension Philadelphia brick and brownstone residence, located on North 7th st. corner Sussex ave., accessible by car. Electric cars and five minutes from Roosevelt station. Basement has kitchen, laundry, scullery, steam cooking apparatus, etc. Large parlor, back parlor, library and dining-room; bathroom, bath, two bedrooms, two closets; large hall, sitting room, two bedrooms, bathroom, porcelain bath, exposed plumbing, medicine chest. Current, marble wainscoting, third floor has three large bedrooms and two small rooms; entire property in excellent condition and must be seen to be appreciated; free and clear, and may entertain exchange.

BROWN & SCHLESINGER, 440 and 148 Broad, New York, N. Y. Long distance 1472. Send for our 1899 Cellophane pocket calendar.

A CORNER apartment house, Henry and State st., Brooklyn, will sell for \$15,000. THOS. HARRIS, 9 Warren st., N. Y.

A SIX-STORY building on Monroe st., 25x50, New York, free of charge, to be sold from out of town will receive special attention, and in the event that a lot selected for them by the agent of the sellers is sold, the price will be returned. Without waiting for the official opening day, home-seekers are invited to visit the property at once. Courtroom salesmen will aid in the inspection of the property.

Leonard Moody, the auctioneer, will sell at public auction at the Brooklyn Real Estate Exchange, Wednesday, December 14, at 12 o'clock, noon, the following property in the Brooklyn borough: The three-story and extension frame store and flat building, Nos. 105, 107 Thirty-fourth street; three-story and basement frame building, No. 109, Thirty-fourth street; Adams street; fifty lots, comprising the entire block bounded by Columbia, Loraine, Greene and Otego streets.

Colville & Van Vazer, brokers, of No. 300 Fifth avenue, Brooklyn, have sold for Catherine Colville to Mary Ann Patterson, a business property in exchange for a lot and extension store dwelling, No. 184 Grand field place.

John Wilson has sold to Channing Pain, one of his new two-story and basement houses, 20x48, on Lincoln road, Flatbush, for \$7,000.

Potts & Partridge, builders, of Brooklyn, have traded a three-story and basement brick and brownstone house, 25x100, and a two-story and basement frame house, 18x100, both on Adams street, Brooklyn, for free and clear improved property at Dallas, Texas. This deal involved \$15,000.

The Dallas, Texas, property has since been sold by one of the firm for spot cash, and they are now negotiating for Dallas business property in exchange for a row of four-story brick flats on Albany avenue, which they built last Spring. In a short time they will break ground at Albany avenue and Bergen street, and erect thirty-one four-story high class apartment houses, containing all modern improvements, which will be put on the market for sale or exchange.

Robert Ward, broker, of No. 153 Montague street, Brooklyn, has sold for Charles Gordon to J. Laussen the two-story brick residence, No. 189 Hendrix street, for \$2,200 cash.

Charles C. Manger, one of the prominent suburban builders of Brooklyn Borough, has in course of construction sixty-one houses in Kensington and Flatbush. Mr. Manger has done considerable building in these sections, and finds a ready sale for his detached houses.

Copyright Suit Against Wamanaker. The International Society, a New Jersey publishing association, has sued in the United States Circuit Court to restrain John Wamanaker and the firm of Merrill & Baker from using in the series of books published and sold by them under the title of "International Library of Famous Literature" a master which it is alleged is copied from a volume of a series copyrighted by the plaintiff under the title of "Library of the World's Best Literature."

Real Estate. Real Estate For Sale or To Let. Borough of Brooklyn. Real Estate For Sale or To Let. Borough of Brooklyn. Real Estate For Sale or To Let. Borough of Brooklyn. Real Estate For Sale or To Let. Borough of Brooklyn.

It is a WRONG IDEA to think that SPRING is the BEST TIME to buy suburban property. NOW IS THE TIME to buy lots in CHESTNUT HILL, as prices will advance 25 per cent by April 1, 1899. We will not charge interest on deferred payments until May 1, 1899.

Grand Opening! Five-Cent Fare. COME TO-DAY!

# CHESTNUT HILL

The newest and best sub-division for homes in Greater New York, on Ocean ave., near Prospect Park, between Avenues I and J, Brooklyn.

Chestnut Hill is located on the highest point of land between Prospect Park and Manhattan Beach. Kings Co. Elevated (Brighton Beach Branch) has station on the property. Marcy ave. electric cars pass it.

27 Minutes from New York City Hall, NEAR PROSPECT PARK.

LOTS \$125 AND UPWARD.

Only \$1.00 Down; Balance, 75 Cents Per Week. COME EARLY LOCATION. NO TAXES.

TO-DAY. Chestnut Hill can be reached in 27 minutes from New York City Hall and with a five-cent fare. It is situated on Ocean avenue, near Prospect Park, between Avenues I and J.

VALUES BOUND TO INCREASE. ADVANTAGES. CHESTNUT HILL is restricted, as is all property between Chestnut Hill and Prospect Park. Ocean avenue is bound to be to Brooklyn what West End avenue is to New York. It is the opinion of conservative experts that this property will quadruple in value within five years.

BROOKLYN REAL ESTATE BOOMING. Brooklyn real estate is increasing in value very rapidly, because in New York it is impossible to get a desirable lot within two hours travel from the City Hall for less than \$750. But here in Chestnut Hill, only 27 minutes from New York City, on high and desirable ground, you can get a desirable lot from \$125 and upward.

FREE CAR FARE. By all means come and look at this property. It wont cost you a penny. Cut out this advertisement, present same to our representative at Chestnut Hill and he will refund your car fare.

ONLY 27 MINUTES FROM NEW YORK CITY HALL. Take Kings County Elevated (Brighton Beach branch), get off at Fiske Terrace station. Trains leave New York 7 A. M. and every half hour thereafter. Leave Brooklyn side 5 minutes later, Franklin Ave. 7:15 A. M. and every half hour thereafter. Take Marcy avenue electric cars at the Bridge, change at Bergen street, get off at Avenue I.

IF UNEMPLOYED. If a purchaser should be unemployed we will wait the necessary time for payments.

YOU CAN'T LOSE. In case of death money paid WILL BE RETURNED to heirs of purchasers, WITH 4 PER CENT INTEREST ADDED, if desired. Isn't this better than a savings bank?

OUT-OF-TOWN CUSTOMERS. Special attention given to out-of-town buyers. We will make selections for you, and if you are not perfectly satisfied we WILL RETURN YOUR MONEY.

HOW TO GET THERE. WILL BUY for cash run down or dilapidated Property or Property threatened with foreclosure; send full description of what you have. POTTS & PARTRIDGE, Albany ave and Bergen st., Brooklyn, N. Y.

Real Estate Loans. MONEY TO LOAN. At 4 Per Cent, Special Fund. IN LARGE OR SMALL AMOUNTS. Very Light Expenses.

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